



Catherine E. Pugh
Mayor

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Tom Liebel, *Chairman*

STAFF REPORT



Thomas J. Stosur
Director

August 14, 2018

REQUEST: Final Review for New Seven-Story Structure

ADDRESS: 1208-1226 E. Baltimore Street (Jonestown Historic District)

STAFF: Walter W. Gallas, AICP

APPLICANT: Thomas Stone, Steve Gudeman

OWNERS: Helping Up Mission - House of Freedom

RECOMMENDATION: Approval with conditions.

SITE/HISTORIC DISTRICT

General Area: The property is located within the Jonestown historic district on E. Baltimore Street between Aisquith Street to the west and N. Central Avenue to the east. Construction for the new Ronald McDonald House is underway next door to the west. Farther along to the west on the north side of E. Baltimore Street, McKim Free School, a Baltimore City Landmark, is located at Aisquith Street. The Hendler Creamery development site is west of Aisquith Street. The Friends Meeting House, another Baltimore City Landmark, is nearby at E. Fayette and Aisquith Streets (*Images 1 & 2*).

Jonestown historic district exemplifies the physical culture of a residential, commercial, and industrial neighborhood that housed and employed several immigrant and class groups throughout the late 18th, 19th, and 20th centuries. In a typical urban development pattern, residential, institutional, commercial and industrial uses were fairly integrated components of Baltimore City, particularly in the Jonestown neighborhood. This neighborhood became home to many first-generation ethnic groups which built their synagogues and churches here. In addition, several significant industries settled in Jonestown, contributing to its built environment.

Site Conditions: The site is occupied by a five-bay stucco-covered building of four stories and partially below-grade basement. It has vague modernist touches, reflecting its redevelopment in the early 1950s as the Seafarers International Union Hall through the radical alteration of the 1913 Jewish Educational Alliance (JEA) building (*Image 3*). Large metal framed picture windows are at the first floor and metal framed single-paned windows at the basement, second and third floor. The main building is topped with an enclosed glass solarium, a conversion from the original open-air rooftop terrace of the JEA. Metal panels line the base of the solarium windows, and reddish polished granite surrounds the main central entry from the street. A four-

story addition to the east, which was part of the building's conversion to the union hall in 1954, is set back from the street. Metal panels run between the windows at each floor in the addition.

BACKGROUND

September 12, 2017 – At CHAP Hearing 1- Determination of Architectural Significance, the Commission approved the following motion:

Move to approve staff determination that 1216 E. Baltimore Street, while having an important amount of history associated with the building and the site, is not a contributing building to the historic district, as per Criterion 3. Staff recommends that as planning for redevelopment of the site proceeds, that the rich history of the site be preserved through permanent interpretive materials or exhibit in the new building. Proviso added that the developer consider the reuse of the granite door surround at the front entrance.

March 26, 2018 – Applicants had pre-development meeting with CHAP and Planning Department.

April 18, 2018 – Applicants presented plans to Site Planning and Review Committee (SPRC), which included recommendation that Department of Transportation review proposed 40' wide curb cut combining garage and service drive entry.

May 1, 2018 – CHAP staff met with development team to review proposed concept design and made comments about treatment of main entry, garage entry, and landscaping plan along Baltimore Street.

June 12, 2018 – The Commission approved the following motion:

Concept approval of height, scale, and massing, with plans to return to Commission for final approval of design details including:

- Window details - Staff recommends the applicant examine including the potential use of operable windows. Additionally, details that should be reviewed and provided to staff for review include the reflectivity of the glass, depth of window within masonry, and depth of muntin. The use of shadow as a design element is encouraged.
- Masonry color – Clarification on what colors are used where on the building.
- Cornice at second floor and roof edge at top of seventh floor
- Belt course between sixth and seventh floors – Review the use of the belt course and perhaps add more depth and mass to the course.
- Rooftop terrace setback and railing detail
- Signage
- Explore the connection of the project to the new McKim Park to the north
- Make effort to relate design to buildings across E. Baltimore Street

July 17, 2018 – Architects met with Eric Holcomb, CHAP director, to discuss design revisions.

July 20, 2018 – Applicant submitted revised designs based upon July 17 discussion.

PROPOSAL

The applicant proposes to demolish the existing building and construct a seven-story building with two levels of underground parking. The building will have a partially covered rooftop terrace. The building will be the House of Freedom Women and Children's Center providing housing and treatment services for about 150 women and 50 children from birth to age 12. The building will be 91'-0" high to the terrace roof. The eastern two-thirds of the new building will sit atop the footprint of the current building with the identical setback from Baltimore Street, because of its location above the Metro subway line. The two lower levels of parking will

accommodate about 80 spaces, entered by a wide driveway from E. Baltimore Street. The first floor is raised about three feet above the street, again because of the Metro subway.

The first floor—in a change from the plans presented at the June 12 Commission hearing—will no longer contain a health clinic with separate entrance. Instead, a large two story high multi-purpose room is located on the west side of the building. The first floor will also contain a kitchen and dining room, and a few small offices and meeting rooms. In another change from the plans presented to the Commission on June 12, a new entrance has been added to the Baltimore Street elevation. This entrance, according to the applicants, is a “Residents Only” entrance for women and children who are already being served in the facility. The idea is to lessen some of the traffic at the main canopied entrance (*Image 4*). The reconfigured second floor will include several small program offices and classroom space (*Image 5*). The third through sixth floors remain as before with bedrooms for the women and children. The seventh floor will house administrative staff. The rooftop deck and terrace are partially covered. The rooftop also contains the mechanical equipment.

APPLICANT RESPONSE TO COMMISSION RECOMMENDATIONS & STAFF COMMENT

- *Window details –*

Commission recommendation: Examine including operable windows. Also provide details on reflectivity of glass, depth of windows within masonry, and depth of muntins. The use of shadow as a design element is encouraged.

Applicant response: The architect indicated that use of operable windows was “being considered” by the owner, but programmatically, given the clientele, there is a question whether even windows that open a fixed amount would be accepted. The architect has provided window detailing that he says more accurately conveys the design intent—to have different widths of the vertical and horizontal muntins. Two basis of design drawings were provided showing vertical muntins 4 ¼’ and 5” wide and horizontal muntins 3 ¼” wide (*Image 6*). Window jamb detail was also provided, showing the proposed set back of the window frame from the exterior wall at 3” with the glass set back from the window frame by an additional inch or more, per the architect, “providing depth and shadow lines” (*Image 7*). The applicant has selected a grey tint for the glass and low reflectivity.

Staff comment: Staff had in mind a tilt-out awning window at the bottom of a window unit which could be opened only a set amount. While staff would prefer operable windows, staff would accept fixed windows if required by the owner. Staff would like to see the window tint color for final review and approval, recommending that the tint be minimal. Staff finds that the window setback detail is acceptable and has requested a perspective drawing in which the more recessed windows and the differing horizontal and vertical muntins are applied.

- *Masonry color –*

Commission recommendation: Clarification on what colors are used and where on the building.

Applicant response: According to the architect, “Two different brick colors are proposed as a subtle means of differentiating between the main central volume and the side wings and to help break down the scale of the massing.” The brick colors, which the Commission will have an opportunity to see, are a medium tone red brick on the central section and a lighter orange brick on the side volumes.”

- Staff comment: Staff recommends approval of the two-color scheme.
- *Cornice and belt course—*
Commission recommendation: More review of cornice at second floor and roof edge at top of seventh floor; review the use of the belt course between the sixth and seventh floor, and perhaps add more depth and mass to the course.
Applicant response: The architect stated, “The cornice and belt course each have the same profile and show enough depth and width to provide relief and cast significant shadows.” The applicant provided details with dimensions (*Image 8*).
Staff Comment: The design details are acceptable.
 - *Rooftop terrace—*
Commission recommendation: More study of setback and provide railing detail.
Applicant response: The columns supporting the cover of the rooftop deck were initially modified to paired masonry columns, which staff still thought looked heavy and didn’t have any cap to relate them to the rooftop cornice. The architect subsequently proposed cladding them in a panel product and painting them white. Skylights were added to the terrace roof. At the sides, the terrace cover was reduced, setting it in from the east and west elevations by one bay width (*Images 9 & 10*). Railing detail was provided (*Image 11*).
Staff comment: Staff finds the modifications meet the recommendation.
 - *Signage—*
Commission recommendation: Address signage at entrance.
Applicant response: The architect modified the signage and added a cap to the entrance canopy, but this was revised further after discussions with staff and the architect provided detail drawings of the entry (*Images 12 & 13*). A new secondary entrance was added to the Baltimore Street façade in response to the owners’ request to have a separate “Residents only” entrance for those already begin served by and living in the facility.
Staff comment: The revised main entry design with the flat but prominent roof and the individual standing letters for the signage is acceptable. Staff questions whether the new secondary entrance at the Baltimore Street elevation is necessary, but as a “residents only” entrance it makes some sense. Staff recommends that this be thought through some more.
 - *McKim Park—*
Commission recommendation: Explore the connection of the project to the new McKim Park to the north.
Applicant response: The architect provided new floor plan details showing a stair and accessible ramp from the northeast corner of the ground floor rear terrace, up to the level of the park—given the difference in grade (*Image 14*).
Staff comment: The plan details meet the Commission recommendation.
 - *Buildings across E. Baltimore Street—*
Commission recommendation: Make effort to relate design to buildings across E. Baltimore Street.
Applicant response: The architect responded with a notated drawing of the street view from a perspective that showed more of the face of the proposed building (*Image 15 & 16*). The architect stated, “The belt course between the second and third floor levels is of a comparable scale and height as the cornices of the facing rowhouse. The entry level is a

similar height above street level as the rowhouse entrances. Brick planters along the entry relate to the brick stairs of the rowhouses.”

Staff comment: Staff finds that the response meets the Commission recommendation.

NEIGHBORHOOD COMMENTS

The Jonestown Planning Council has been notified of the proposal and has sent a letter of support for the project.

ANALYSIS

CHAP staff finds that the applicant’s responses address many of the Commission recommendations. Staff finds that the proposals for the windows and E. Baltimore Street entrances need some additional attention before they will fully meet the Commission’s recommendations.

RECOMMENDATION

Staff recommends approval of the design with the following conditions:

- 1) Work with staff to determine the final window appearance and configuration.
- 2) Work with staff to determine the final appearance of the E. Baltimore Street entrances.



Eric Holcomb
Director

MAP AND IMAGES

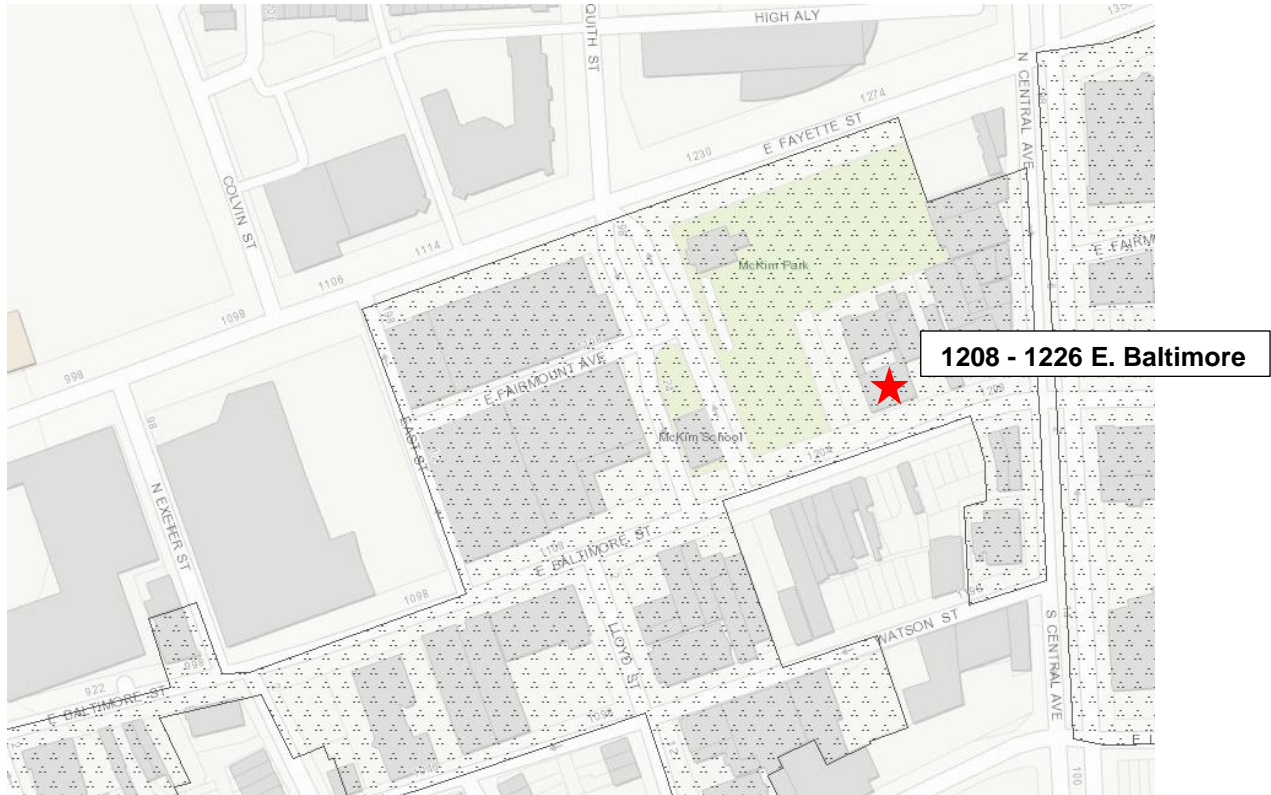


Image 1– 1208 - 1226 E. Baltimore Street in the Jonestown Historic District



Image 2: Aerial view of 1208-1226 E. Baltimore Street from south, January 25, 2018



Image 3: View of 1208-1226 E. Baltimore Street, looking west, June 1, 2018



Image 4: Revised First Floor – Multipurpose and Dining, Colimore Architects, July 20, 2018



Image 5: Revised Second Floor – Program, Colimore Architects, July 20, 2018

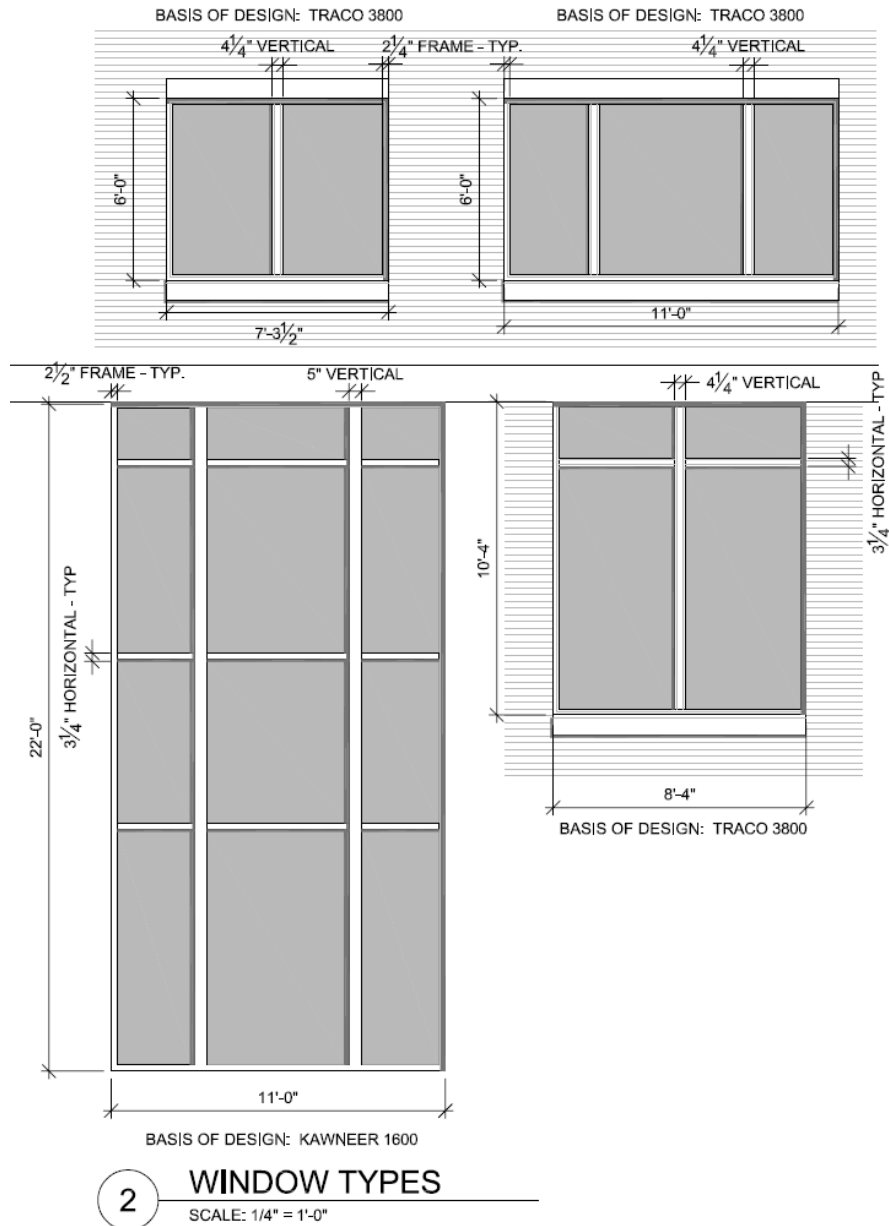
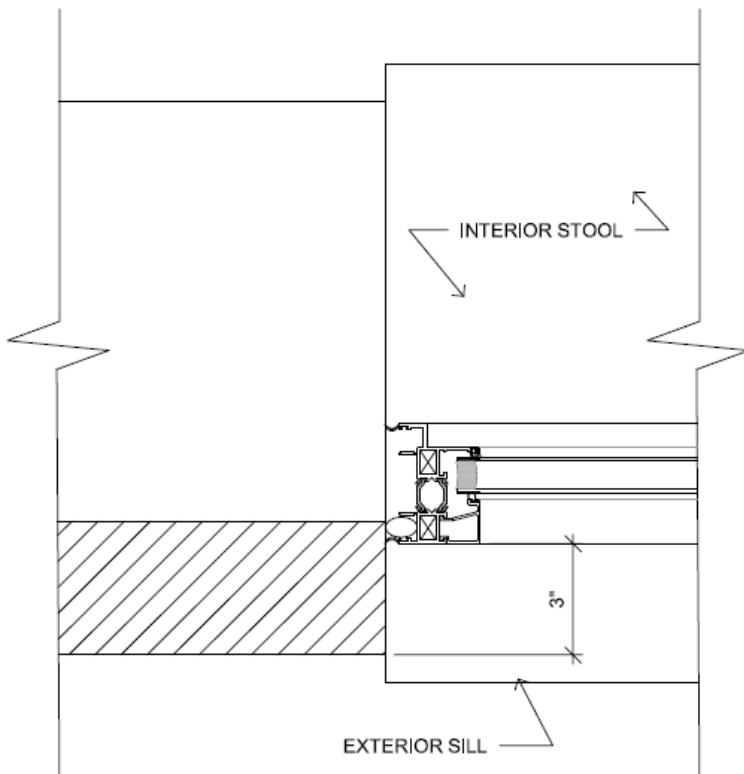


Image 6: Vertical and horizontal muntin width details, 1208-1226 E. Baltimore Street, Colimore Architects, August 2, 2018



1 **TYPICAL JAMB DETAIL**
SCALE: 3" = 1'-0"

Image 7: Window jamb and setback detail, 1208-1226 E. Baltimore Street, Colimore Architects, August 2, 2018

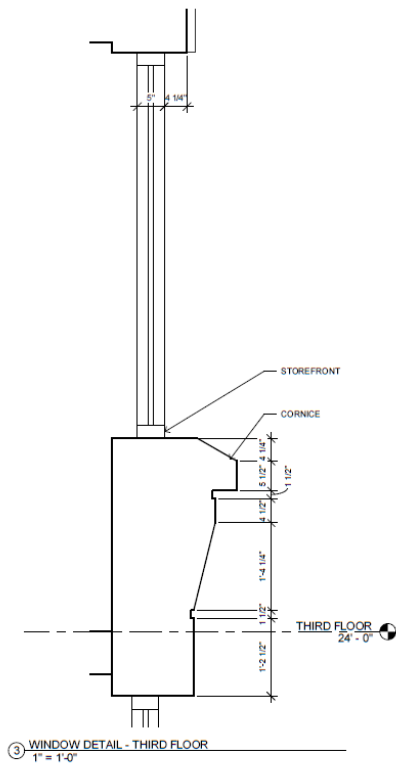


Image 8: Cornice detail, 1208-1226 E. Baltimore Street, Colimore Architects, July 20, 2018



Image 9: Detail of revised rooftop cover, columns, 1208-1226 E. Baltimore, Colimore Architects, August 2, 2018



Image 10: Roof Plan showing recessed side deck covers, skylights, paired columns, Colimore Architects, July 20, 2018

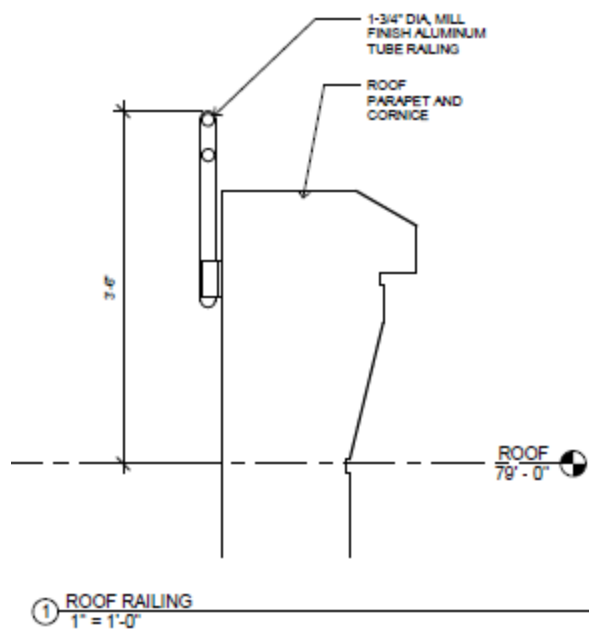
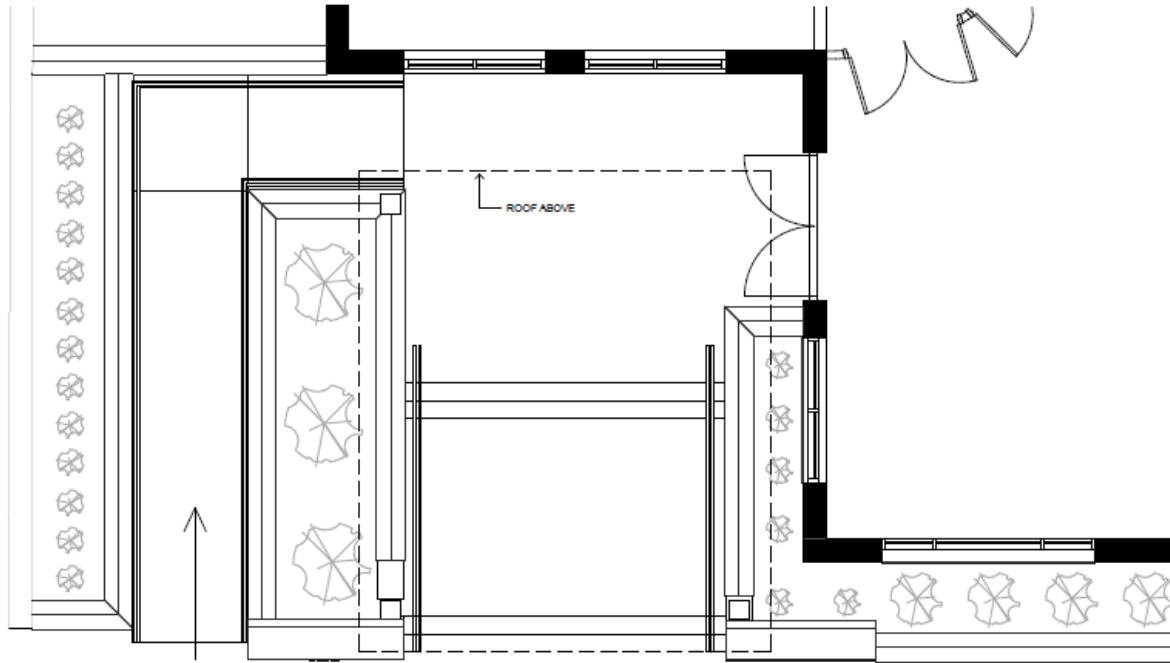


Image 11: Railing detail, 1208-1226 E. Baltimore Street, Colimore Architects, July 20, 2018



Image 12: Revised main entry detail, 1208-1226 E. Baltimore Street, Colimore Architects, August 2, 2018



② 01 ENLARGED PLAN - ENTRY
1/4" = 1'-0"



Image 13: Revised main entry detail, 1208-1226 E. Baltimore Street, Colimore Architects, July 20, 2018

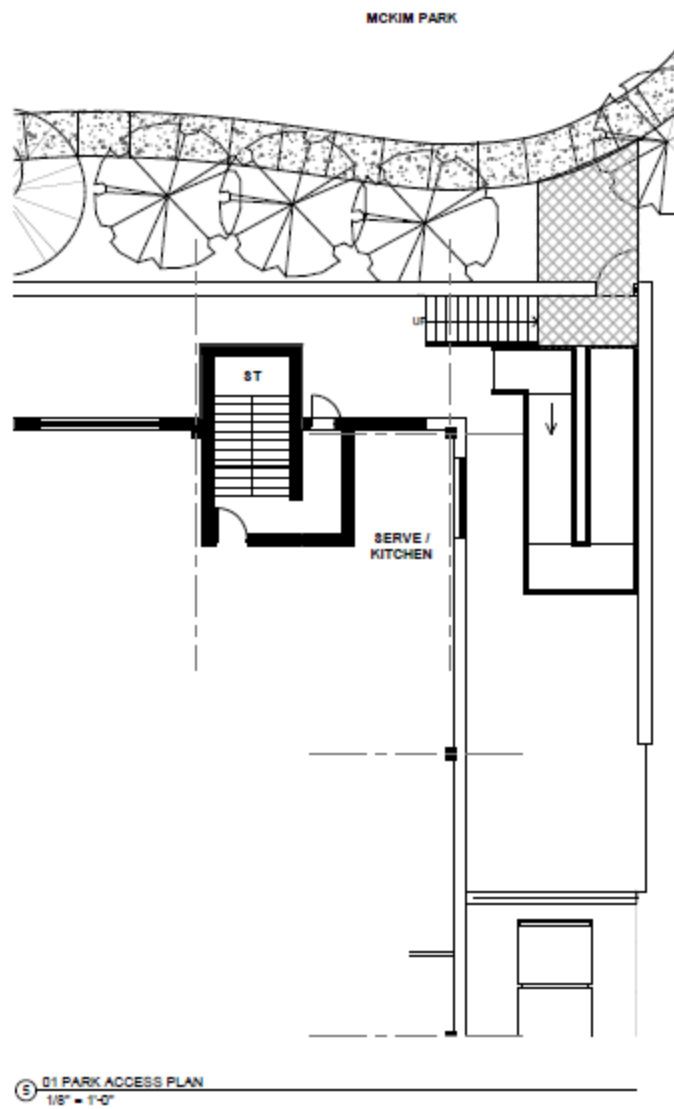


Image 14: McKim Park Access – Detail, Colimore Architects, July 20, 2018



Image 15: View west on E. Baltimore Street showing south side of street, with 1208-1226 E. Baltimore Street to the right, June 1, 2018



Image 16: Revised graphic showing proposed façade of 1208-1226 E. Baltimore and relation to buildings across street, Colimore Architects, August 2, 2018